

*****ATTACHMENTS*****

PARCEL NO. 629330
MAP NO. _____
ZONING CLASSIFICATION: SR-5

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 11/10/20

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT** *PK*
Requirements Per Section 15.905
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Katie Scholz
ADDRESS: 220 Young St., Glenbeulah, WI 53023 E-MAIL: marshallsignkatie@wi.rr.com
PHONE: (920) 526-3100 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Etude Elementary School
ADDRESS OF PROPERTY AFFECTED: 3508 N. 21st St. Sheboygan
LEGAL DESCRIPTION: Elementary School

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
Elementary School for 5K thru 5th grade

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
Add new Electronic Message Center to existing sign.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____
Add new Electronic Message Center to existing sign.

RE: Variance for Etude Elementary School

3508 N. 21st St. Sheboygan, WI 53081

11-2-20

Dear Mr. Sokolowski,

We would like to apply for a variance for Etude Elementary. They are currently zoned SR-5 and would like to add an 8.8 Sq. ft. display.

They currently have a monument sign in place that is 21 square feet and would like to add the 8.8 sq. ft. message center just below it, the sign remains in the same exact location it is now, no change.

They would like to use this EMC to notify the public of current school closures, health tips, guidelines and any upcoming events.

The sign meets the 12' setback by quite a bit and will maintain that setback at 25' from the property line.

Our goal is to simply add this EMC to match the Pigeon River school sign so everything ties together nicely and we hope that the city considers and approves our above requests. Thank you for your time.

Sincerely,

Katie Scholz

Marshall Sign

920-526-3100

marshallsignkatie@wi.rr.com

OFFICE USE ONLY
PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: _____

OFFICE USE ONLY
REVIEW DATE: _____
APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION
(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: Katie Scholz
ADDRESS: W6415 Oak View Ln., Plymouth, WI 53073
E-MAIL ADDRESS: marshallsignkatie@wi.rr.com
PHONE: (920) 526-3100 FAX NO: ()

2. OWNER INFORMATION

OWNER OF SITE: Etude Elementary School
ADDRESS: 3508 N. 21st St. Sheboygan
PHONE: (920) 459-0947 FAX NO: ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: Etude Elementary School
ADDRESS OF PROPERTY AFFECTED: 3508 N. 21st St. Sheboygan
USE OF PROPERTY: School
TYPE OF SIGN: Electronic Message Center
DESCRIPTION OF PROPOSED SIGN: Add new Electronic Message Center to existing sign.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 1.4 X WIDTH: 6.3 = TOTAL SQUARE FOOTAGE: 8.8

AMOUNT OF PUBLIC STREET FRONTAGE: 320 ft.

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 120 ft.

SETBACK: 25 ft.

METHOD OF ATTACHMENT: End Clips

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: LED

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 21 AFTER PROPOSED SIGN: 29.8

5. CERTIFICATE

I hereby certify that all of the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Katie Scholz
APPLICANT'S SIGNATURE

11-2-20
DATE

Katie Scholz
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.



Already existing sign and columns

17 in

75 in

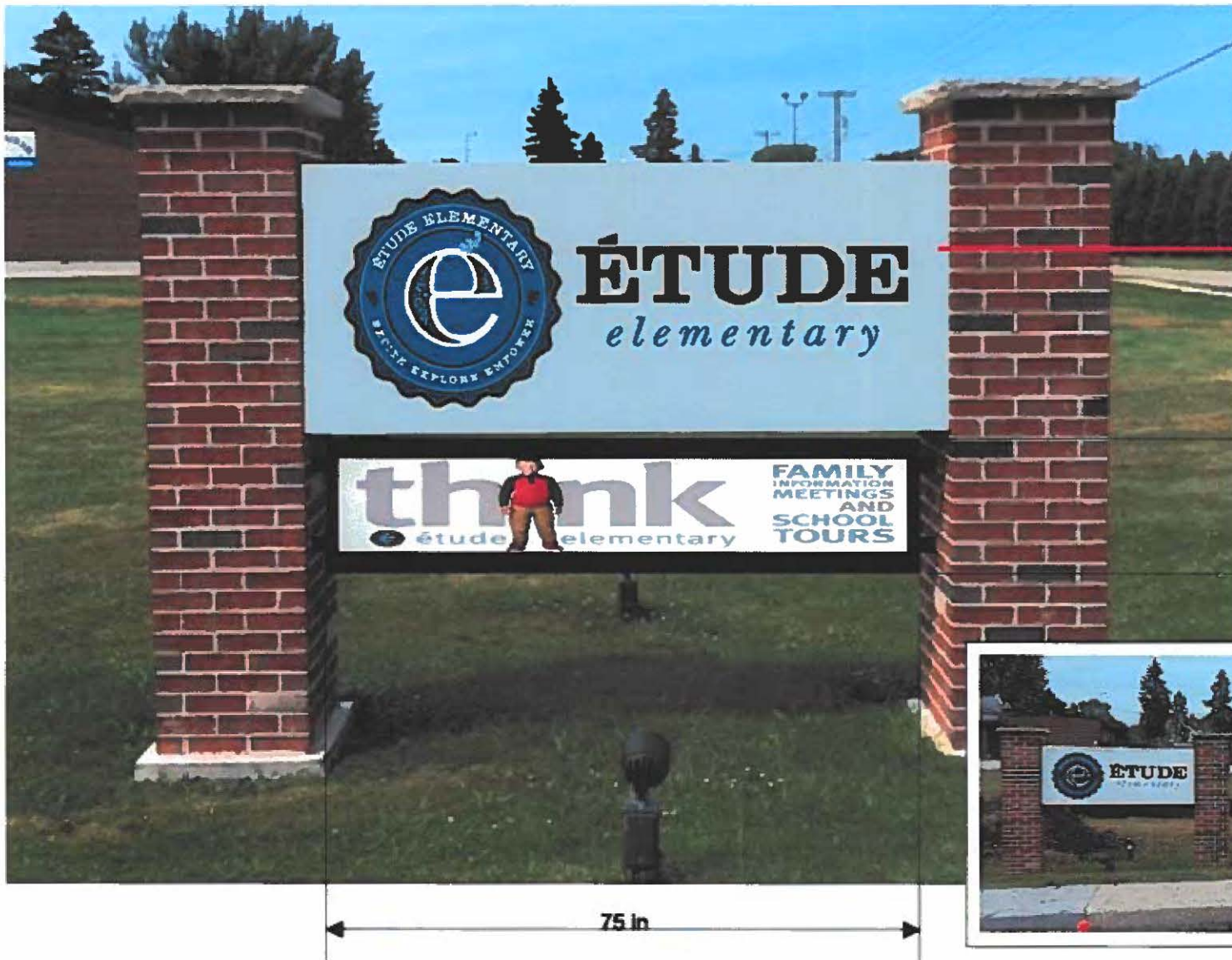
Scope of Work:
Add Double Sided EMC unit

Susan Griffiths
sgriffiths@etudegroup.org
(920) 459-0453

Marshall Sign
10000 Oak View Ln, Plymouth, WI 53075
(262) 833-4388 Fax: (262) 833-6463
www.marshallsign.com

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Etude Elementary - 3508 N. 21st Street, Sheboygan



Already existing sign and columns

17 in

EXISTING



Scope of Work:
Add Double Sided EMC unit

Susan Griffiths
sgriffiths@etudegroup.org
(920) 459-0453

Marshall Sign
28045 Oak View Ln, Plymouth, WI 53075
(920) 693-6386 fax (920) 693-0463
www.marshallsign.com

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3508

PIGEON RIVER
ELEMENTARY

COMMUNITY RECREATION DEPARTMENT
PIGEON RIVER REC CENTER

ÉTUDE
elementary



Etude Elementary 3508 N. 21st Street Sheboygan

— Street Frontage: 320 ft.

— Building Frontage: South 120 ft., East 101 ft.



Etude Sign location

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Marshall Sign, LLC to install a new electronic readerboard monument sign at Etude Group School located at 3508 N. 21st Street. SR-5 Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: November 6, 2020

MEETING DATE: November 10, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Marshall Sign, LLC is proposing to install a new electronic readerboard cabinet on the existing Etude Group School monument sign located at 3508 N. 21st Street. The applicant states:

- Etude Group School would like to add a new electronic readerboard to their existing monument sign which is located on the east side of the property facing N. 21st Street at the school entrance.
- The double faced electronic readerboard will be located beneath the existing panel portion of the monument sign.
- The existing sign is approximately 21sf. The electronic readerboard will be 9sf (1.4 x 6.3). Thus, the sign will now be 30sf.
- The new electronic message center will provide better opportunities to advertise activities and events to the public.

STAFF COMMENTS:

The school presently has two (2) monument signs – one for ETUDE and one for Pigeon River. Applicant indicates that these are two (2) distinct schools in this facility and both schools are interested in advertising and identifying their specific school along N. 21st Street.

Applicant is requesting the following variances:

Applicant is requesting to install a 30sf sign – maximum square footage for a school sign in the SR-5 zone is 24sf.

ACTION REQUESTED:

Staff recommends approval of the conditional use/sign permit and variance subject to the following conditions:

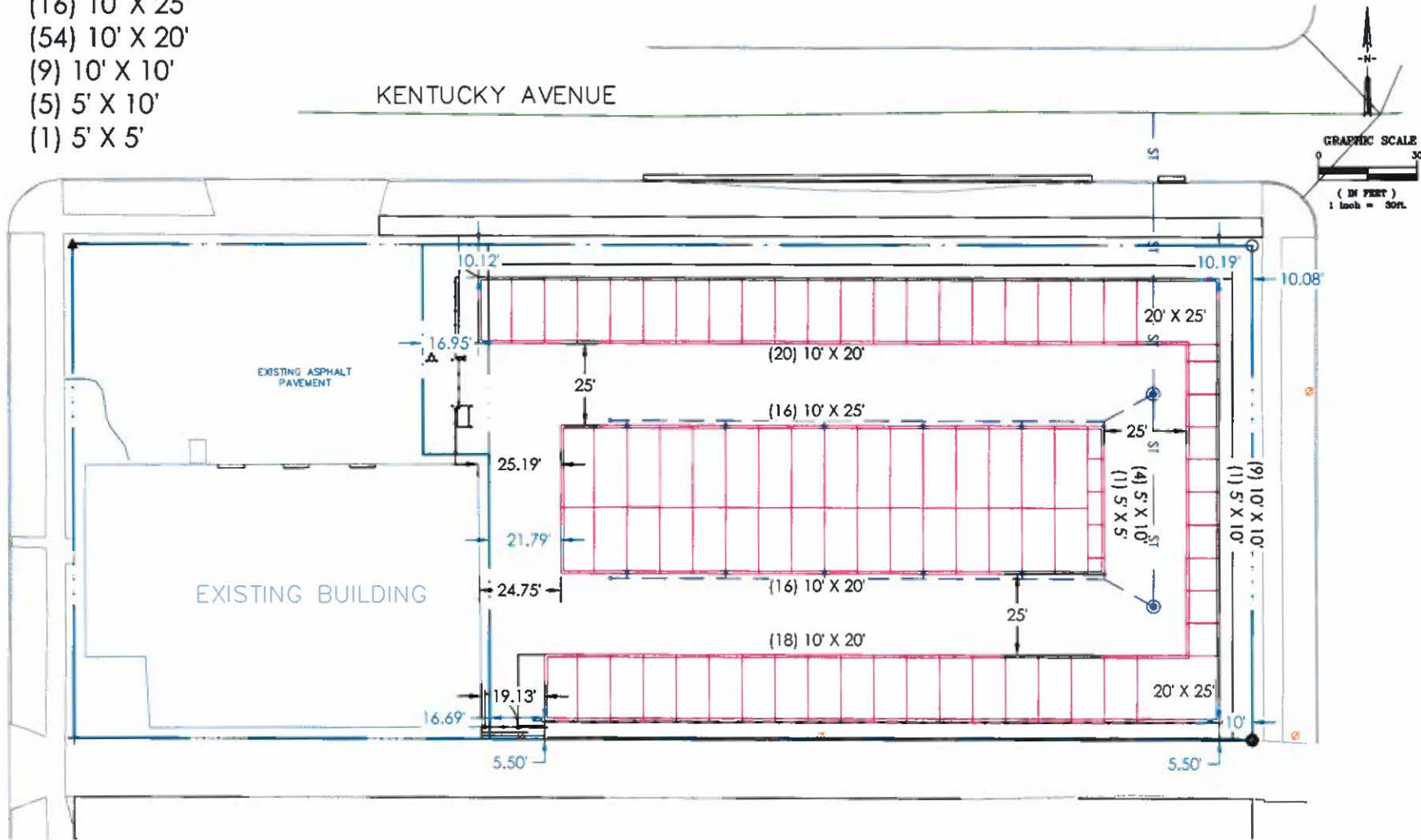
1. Applicant shall obtain the necessary sign permits prior to installation.
2. Maximum height of sign is eight (8) feet (top of sign to grade).
3. Sign shall meet the minimum the minimum 12 foot setback to all property lines (closest edge of sign to property line). Applicant is responsible to insure the sign meets the required setbacks.
4. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
7. Any temporary banners at the school or recreation facilities shall be removed.

ATTACHMENTS:

Conditional Use and required attachments

- (2) 20' X 25'
- (16) 10' X 25'
- (54) 10' X 20'
- (9) 10' X 10'
- (5) 5' X 10'
- (1) 5' X 5'

KENTUCKY AVENUE



GRAPHIC SCALE
 (IN FEET)
 1 inch = 30ft.

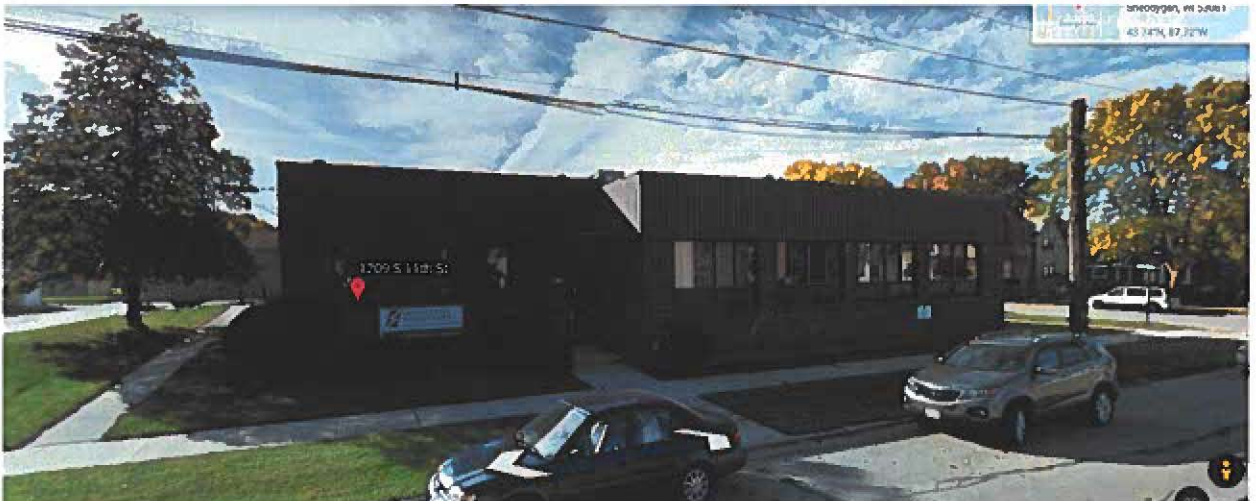
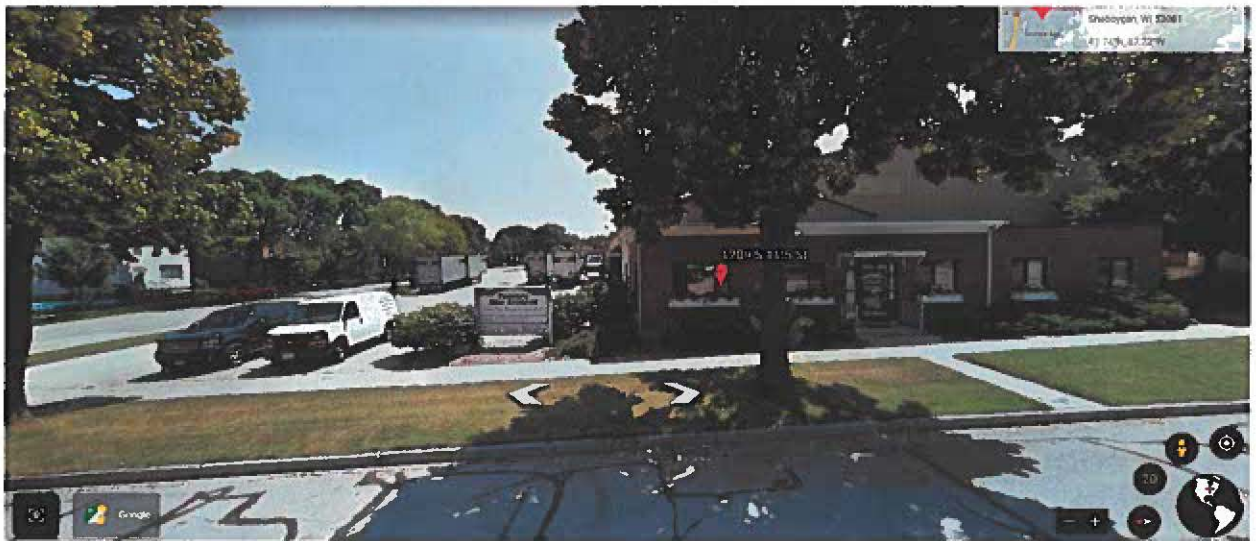
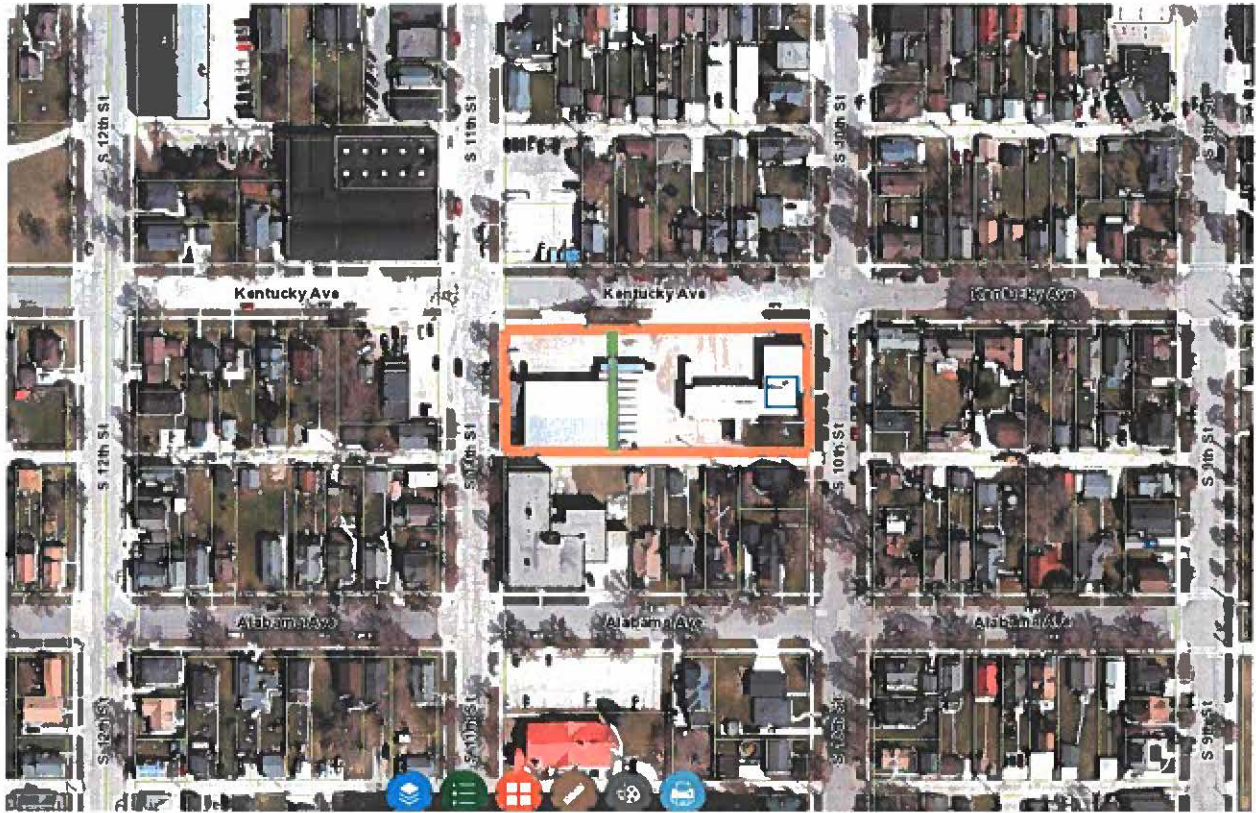
3363 S. 20th Street
 Phone (502) 452-1114
 Fax (502) 452-0348
 www.miller-engineers.com

MILLER
 ENGINEERS
 SCIENTISTS

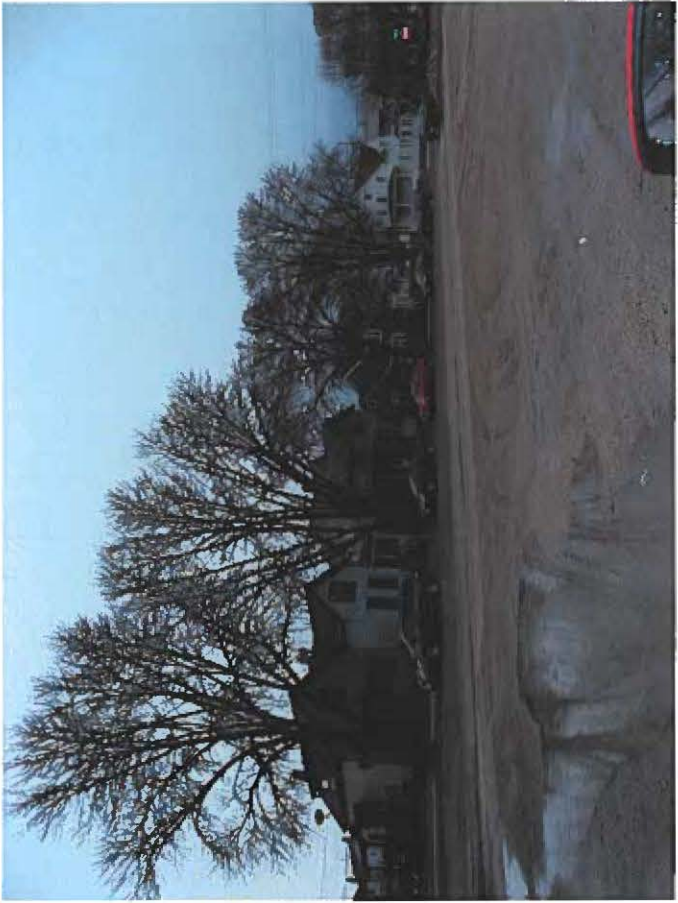
10TH & KENTUCKY AVE STORAGE UNITS
 TRANSPO MINI STORAGE INC
 1210 S. 10TH STREET
 SHEBOYGAN WI 53081

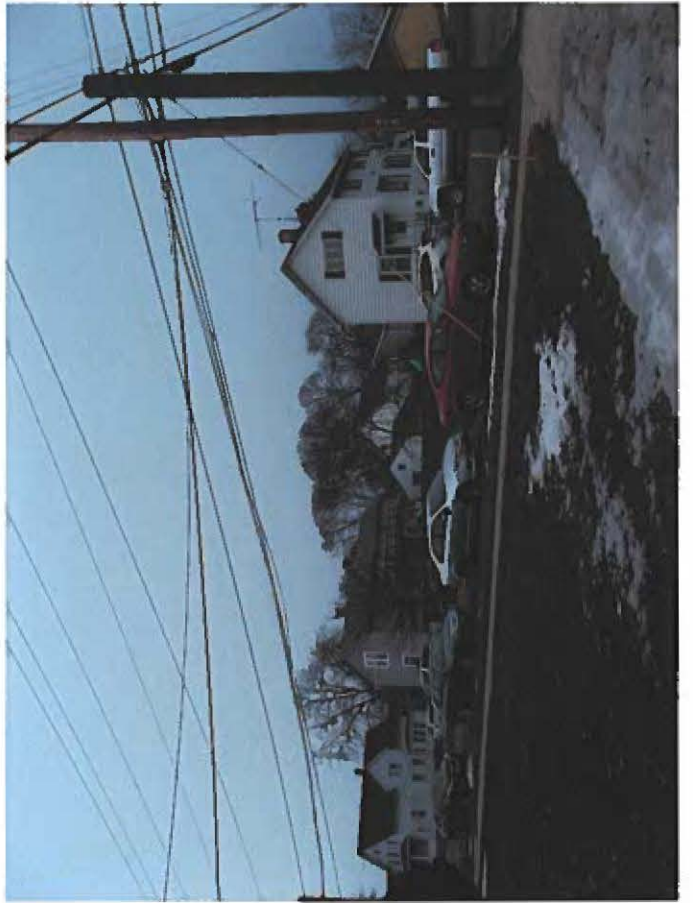
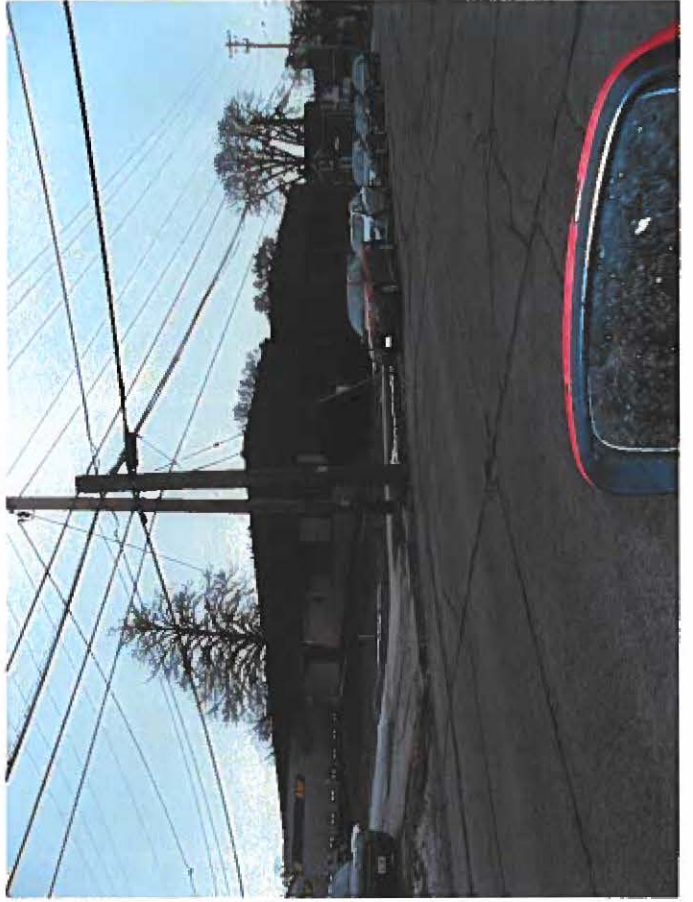
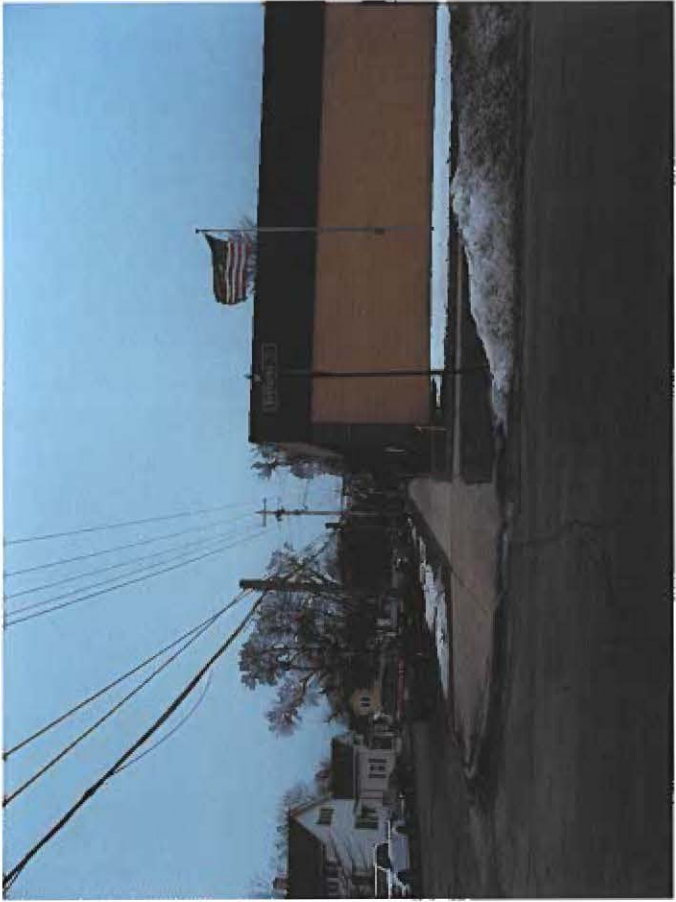
SCALE	
HOR	1"=30'
VER	N/A
DATE	3/13/20
JOB	20190-A
BY	BRW
CL	RGH
SHEET	1 1

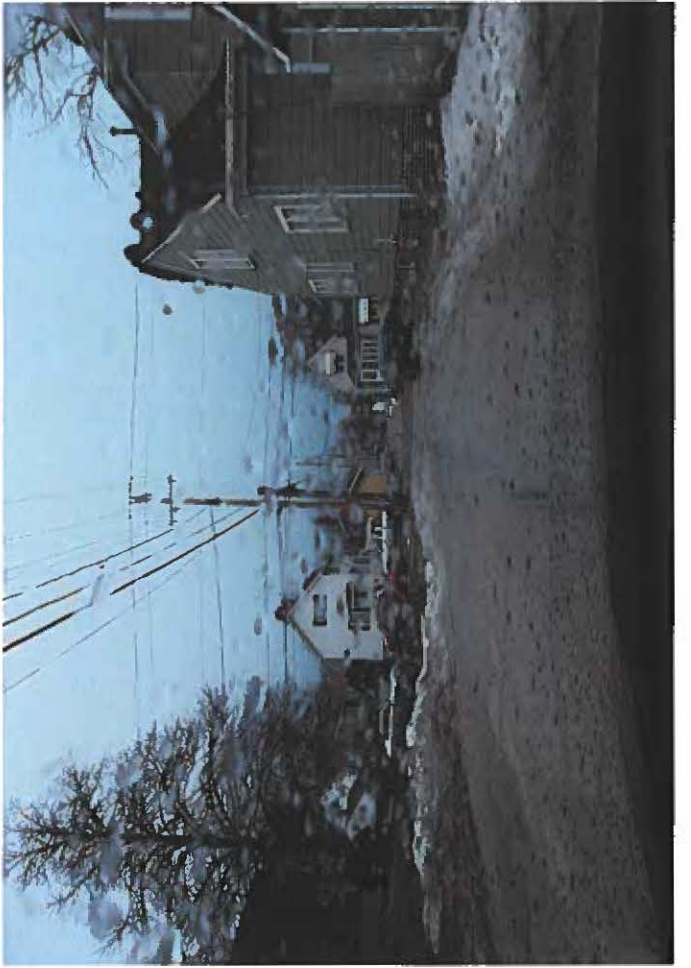
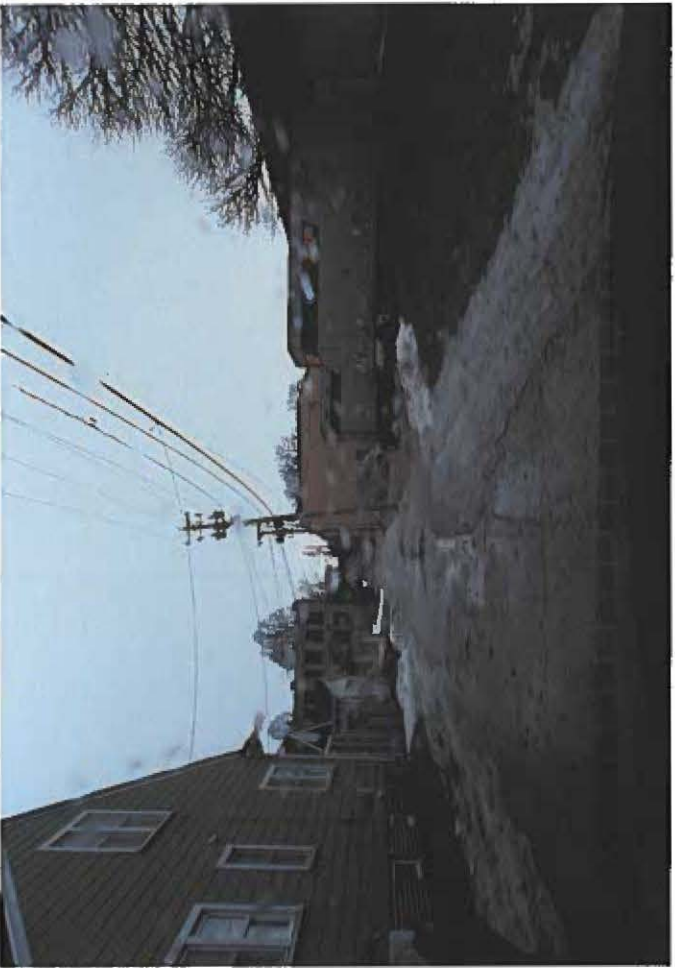
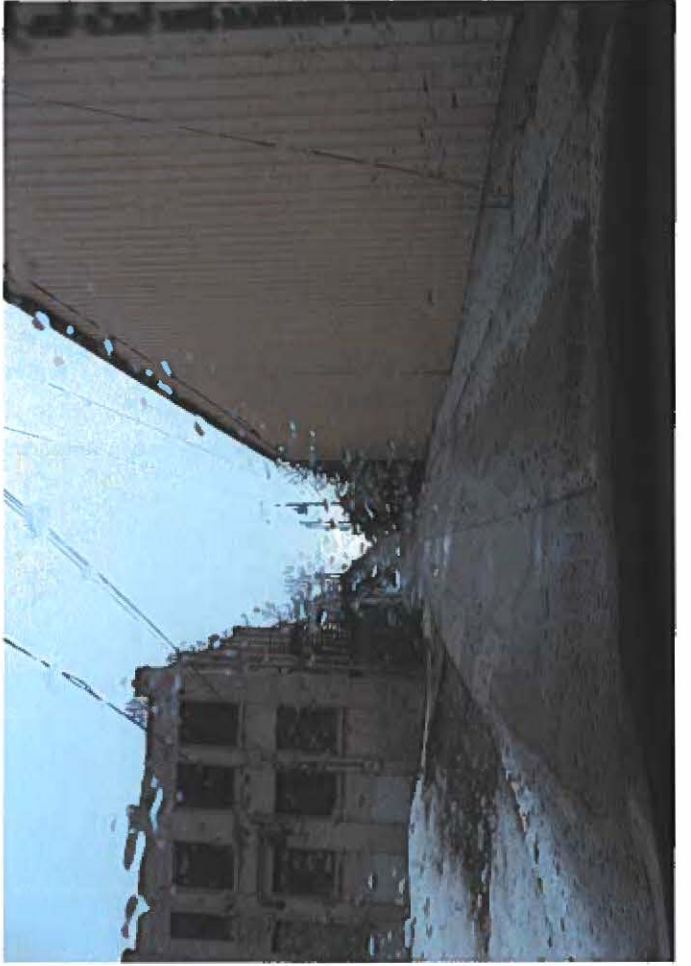
PRELIMINARY
 CONCEPTUAL SITE PLAN











Sokolowski, Steve

From: Steven Peskie <steve@distinctivedesignstudio.com>
Sent: Wednesday, March 18, 2020 9:51 AM
To: Sokolowski, Steve; sschmitt@jschmitt.cc; Sazama, Ryan; Brian Wells; Ryan Zagorski; Mayor Vandersteen; Ron Becker; Pelishek, Chad; Duellman, Janet
Subject: RE: Discuss Transpo Revisions at S. 10th Street and Kentucky Avenue

See Below in Red.

Steven M. Peskie | Principal
Distinctive Design Studio LLC
215 Pine Street | Sheboygan Falls, WI 53085
Main: (920) 395-1090
Cell: (920) 946-0243
www.distinctivedesignstudio.com
CHECK OUT OUR NEW WEBSITE

From: Sokolowski, Steve <Steve.Sokolowski@sheboyganwi.gov>
Sent: Wednesday, March 18, 2020 8:59 AM
To: Steven Peskie <steve@distinctivedesignstudio.com>; sschmitt@jschmitt.cc; Sazama, Ryan <Ryan.Sazama@sheboyganwi.gov>; Brian Wells <bwells@startwithmiller.com>; Ryan Zagorski <ryanz@landmarklandscapesinc.com>; Mayor Vandersteen <Mayor.Vandersteen@sheboyganwi.gov>; Ron Becker <transpomini@hotmail.com>; Pelishek, Chad <Chad.Pelishek@sheboyganwi.gov>; Duellman, Janet <Janet.Duellman@sheboyganwi.gov>
Subject: RE: Discuss Transpo Revisions at S. 10th Street and Kentucky Avenue

Steve:

Can you provide a list of the things that have changed such as:

- Setback to Kentucky was 7' and now is 10.12'
- Setback to 10th was 4' and now is 10'
- Setback to alley was 3.5' and now is 5.5'
- Total number of storage units was XX and is now XX (and how it has changed in both buildings).
Center Building = (16) 10'x25' Original & Proposed
(16) 10'x20' Original & Proposed
(9) 5'X10' Original & (4) 5x10 Proposed
Perimeter Building = (38) 10'x20' Original & (36) proposed
(10) 10'X10' Original & (9) proposed
(2) 20'x20' Proposed & (2) 25'X20' Proposed
- How have the dimensions of the units changed?
See Previous Comment
- Have the dimensions changed for the buildings (240 feet, 210 feet, 140 feet)?
Yes
- Change to the interior drive was XX and is now XX.

Interior drives are all 25'

- Has the building foot print changed? If so, how has that changed the architecture of the building?
Yes, the footprint reduced to allow for additional setbacks. Overall architecture conforms with the recommendations from the Architectural Review Committee.
- Is the 5.5 foot setback being planted with grass to handle landscaping and storm drainage.
This will have decorative Stone to help assist with drainage.
- Please update the narrative explaining the proposal and variances. Include language that you believe justifies the variances as proposed.

Email me the new narrative as soon as it is completed (after our meeting today) so I can update my staff recommendations.

Sincerely,

Steve Sokolowski

From: Steven Peskie [mailto:steve@distinctivedesignstudio.com]

Sent: Tuesday, March 17, 2020 10:22 PM

To: sschmitt@jschmitt.cc; Sazama, Ryan; Brian Wells; Ryan Zagorski; Mayor Vandersteen; Ron Becker; Pelishek, Chad; Sokolowski, Steve; Duellman, Janet

Subject: RE: Discuss Transpo Revisions at S. 10th Street and Kentucky Avenue

Please see attached link for plans regarding our web meeting tomorrow.

https://www.dropbox.com/transfer/AAAAAD5t69tMJNAsrbX4w9IND-N6tzAYcZ2dN_N5tB9IY6GxfW6MYt4

Thanks,

Steven M. Peskie | Principal
Distinctive Design Studio LLC
215 Pine Street | Sheboygan Falls, WI 53085
(920) 946-0243
www.distinctivedesignstudio.com

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March 30, 2020

Ron and Jon Becker
Transpo Mini Storage, Inc.
1209 S. 11th Street
Sheboygan, WI 53081

The City Plan Commission at their meeting of March 24, 2020, approved the Conditional Use and variance application by Ron Becker to construct new mini-storage buildings at the existing Transpo Mini-Storage facility located at 1210 S. 10th Street with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance. The project will not cause drainage problems in the alley.
5. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall include a legend that shows how the four (4) landscape criteria are being met. Landscaping shall be installed prior to issuance of an occupancy permit.
6. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along the properties street frontages (number, type, location, etc.). The street trees will be provided on the landscape plan. The street trees are in addition to the required development landscape plan points (not counted as landscape plan points).
7. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
8. Outdoor storage of materials, products or equipment shall be prohibited.
9. Any fencing shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance. Applicant is required to submit specific fence details to staff for review/approval. If staff has any concerns with the fence design, the matter may be brought back to the Plan Commission for their consideration.
10. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).

11. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent streets and/or properties.
12. Applicant shall obtain the necessary sign permits prior to installation. If staff has any concerns with any proposed sign design, the matter may be brought back to the Plan Commission for their consideration
13. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs.
14. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
15. All areas used for parking or maneuvering of vehicles shall be paved.
16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
17. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications (curb, gutter, sidewalk, green boulevard, etc. to match existing).
18. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
19. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
20. Applicant will provide adequate public access along adjacent streets and minimize the time period that these sidewalks/streets will be closed/affected.
21. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
22. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
23. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
24. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
25. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved development plan/property layout. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes.
26. Prior to building permit issuance, the applicant is responsible for

providing all shared agreements/easements between the subject property and adjoining properties including but not limited to ingress/egress, parking, stormwater facilities, utilities, etc. This easement document shall be officially recorded by Sheboygan County.

27. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures.
28. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Variances granted:

1. To have a 10 foot building setback to the north property line.
2. To have a 10 foot building setback to the east property line.
3. To have a five (5) foot building setback to the south property line.
4. To create a parcel with no street access.
5. To have a zero (0) foot paving setback.
6. From the locational and bufferyard landscaping requirements.

Sincerely,

Steve Sokolowski
Manager of Planning and Zoning

Cc: Distinctive Design Studio, 215 Pine Street, Sheboygan Falls, WI
53085

Steve Schmitt, Jos. Schmitt Construction, 2104 Union Avenue,
Sheboygan, WI 53081

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Transpo Mini-Storage time extension request to a previously approved conditional use permit to construct new mini-storage buildings at the existing Transpo Mini-Storage facility located at 1210 S. 10th Street. UI Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: November 6, 2020

MEETING DATE: November 10, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

On March 24, 2020, the City of Sheboygan Plan Commission approved a conditional use permit and variances by Transpo Mini-Storage to construct new mini-storage buildings at the existing Transpo Mini-Storage facility located at 1210 S. 10th Street. The Plan Commission approved the conditional use permit and variance with 28 conditions of approval. The applicant stated the following:

- Transpo Mini-Storage office is presently located at 1209 S. 11th Street. Inside that office facility Transpo currently has 69 storage units (total proposed will now be 156 units).
- Ron Becker also owns the property to the east at 1210 S. 10th Street which is currently occupied by ABF Freight (truck distribution center). The existing buildings will be razed to make room for two (2) new self-storage buildings.
- Building #1 will be a U-shaped building 20 feet wide and 205-225 feet long at the north and south side of the property connected by a 10 foot wide x 95 foot long building on the east side. This building will have 40 storage units ranging in size from 50sf (5 x 10), 100sf (10 x 10), to 200sf (10 x 20) and a couple at the corners that will be 500sf (20 x 25).
- Building #1 will have tan vertical metal siding. Faux brick veneer arcade elements with corrugated dark brown accent panels will anchor the corners of the building. Faux brick accent panels, evenly spaced, will be placed on the 10th Street and Kentucky Avenue elevations in order to help break up the long horizontal lines of the building. Dark brown metal coping will trim out the building. A low slope standing seam metal roof will slope to the street and alley

side. The elevations of building #1 to the inside of the site will consist of dark brown roll-up storage unit doors in tan vertical metal siding.

- Building #2 will be a 40 feet wide x 165 feet long building located in the center of U-shaped building #1. This building will have 37 storage units ranging in size from 25sf (5 x 5), 50sf (5 X 10), to 200sf (10 x 20) and to 250sf (10 x 25).
- Building #2 will have tan vertical metal siding with dark brown roll-up storage unit doors, dark brown metal coping, and dark brown gutters and downspouts. A low slope standing seam metal roof will slope to the north and south.
- The 10th and Kentucky location is adjacent to the existing office and storage units. The location is close to new condo/ apartment development in and around the downtown area including the Badger State Lofts, High Pointe apartments, as well as the several new apartment/condo projects on South Pier. Transpo Mini Storage continues to receive calls for additional storage units.
- Transpo Mini Storage was formed in 1995. From that time, we have diligently run attractive well managed facilities. To the best of my knowledge, we aren't considered a nuisance in any of our locations. We will continue to see that this facility will be an asset to the area.

STAFF COMMENTS:

Section 15.905(9), Conditional Use Review and Approval, of the City of Sheboygan Zoning Ordinance states:

*The start of construction of any and all conditional uses shall be initiated within 365 days of their approval by Plan Commission and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use. **Prior to such a revocation, the applicant may request an extension of this period.** Said request shall require formal approval by Plan Commission and shall be based upon a showing of acceptable justification (as determined by Plan Commission).*

Today, the Plan Commission is reviewing the attached October 27, 2020 time extension request letter that states the following:

- A conditional use permit for new self-storage building was approved by the Plan Commission on March 24, 2020. Our plan was to build in the spring/summer of 2020. Transpo also received a conditional use permit for a new self-storage building at our 3515 Superior Avenue property.
- Transpo completed construction at the Superior Avenue location. However, we were hesitant to also construct the 10th Street building due to the Covid 19 outbreak and the unknown economic impact it would have.
- Transpo now feels confident that we can proceed with the 10th Street project. Our timeline is to start demolition in early May of 2021 and have the project completed by August 1, 2021. We therefore request an extension of the conditional use permit.

ACTION REQUESTED:

Staff does not object to the Transpo Mini-Storage time extension request and recommends approval of a new deadline date of **June 4, 2021**. If the applicant does not apply for a building permit by June 4, 2021, the approved conditional use permit is null and void (a new conditional use permit would be required).

The City Plan Commission approved the Transpo Mini-Storage conditional use permit and variances with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance. The project will not cause drainage problems in the alley.
5. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall include a legend that shows how the four (4) landscape criteria are being met. Landscaping shall be installed prior to issuance of an occupancy permit.
6. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along the properties street frontages (number, type, location, etc.). The street trees will be provided on the landscape plan. The street trees are in addition to the required development landscape plan points (not counted as landscape plan points).
7. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
8. Outdoor storage of materials, products or equipment shall be prohibited.
9. Any fencing shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance. Applicant is required to submit specific fence details to staff for review/approval. If staff has any concerns with the fence design, the matter may be brought back to the Plan Commission for their consideration.
10. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
11. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent streets and/or properties.
12. Applicant shall obtain the necessary sign permits prior to installation. If staff has any concerns with any proposed sign design, the matter may be brought back to the Plan Commission for their consideration
13. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs.
14. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
15. All areas used for parking or maneuvering of vehicles shall be paved.
16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

17. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications (curb, gutter, sidewalk, green boulevard, etc. to match existing).
18. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
19. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
20. Applicant will provide adequate public access along adjacent streets and minimize the time period that these sidewalks/streets will be closed/affected.
21. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
22. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
23. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
24. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
25. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved development plan/property layout. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes.
26. Prior to building permit issuance, the applicant is responsible for providing all shared agreements/easements between the subject property and adjoining properties including but not limited to ingress/egress, parking, stormwater facilities, utilities, etc. This easement document shall be officially recorded by Sheboygan County.
27. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures.
28. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Variances granted:

1. To have a 10 foot building setback to the north property line.
2. To have a 10 foot building setback to the east property line.
3. To have a five (5) foot building setback to the south property line.
4. To create a parcel with no street access.
5. To have a zero (0) foot paving setback.
6. From the locational and bufferyard landscaping requirements.

ATTACHMENTS:

Extension Request Letter, Conditional Use Permit Application and required attachments.

TRANSPO MINI-STORAGE, INC.

October 27, 2020

Mr. Steve Sokolowski
Manager of Planning & Zoning
828 Center Ave.
Sheboygan, WI 53081

Steve, this letter is in reference to our property at 1210 S. 10th St.

A Conditional Use Permit for a new self-storage building was approved by the Plan Commission on March 24, 2020. Our plan was to construct the new building in the spring/summer of 2020. We had also received a Conditional Use Permit to construct a new self-storage building at our 3515 Superior Ave. property.

As you know, we did complete construction at the Superior Ave. location. However, we were hesitant to also construct the 10th St. building, due to the Covid 19 outbreak, and the unknown economic impact it would have.

We now feel confident that we can proceed with the 10thSt. project. Our time-line is to start demolition in early May, 2021, and have the project completed by August 1, 2021. We therefore request an extension of the Conditional Use permit.

Thank you for your consideration.


Ron Becker

OFFICE:
1209 South 11th Street
Sheboygan, WI 53081
(920) 457-1155 • Fax (920) 457-0527
Web: transpomini.com

STORAGE UNITS:
1209 South 11th Street
3515 Superior Avenue
2515 Union Avenue
7441 Middle Road
1331 Wisconsin Avenue

I

6.1

Gen. Ord. No. 22 - 20 - 21. By Alderperson Phillips. November 2, 2020.

AN ORDINANCE amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located at 1125 N. 13th Street from Class Employment to Class Community Mixed Use Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Class Employment to Class Community Mixed Use Classification:

Property located at 1125 N. 13th Street:

ORIGINAL PLAT PRT OF BLK 80 LOT 1 CSM REC IN VOL 21 P 4 AS DOC #1741485 ROD

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

Copy Plan

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

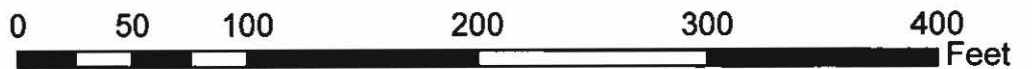
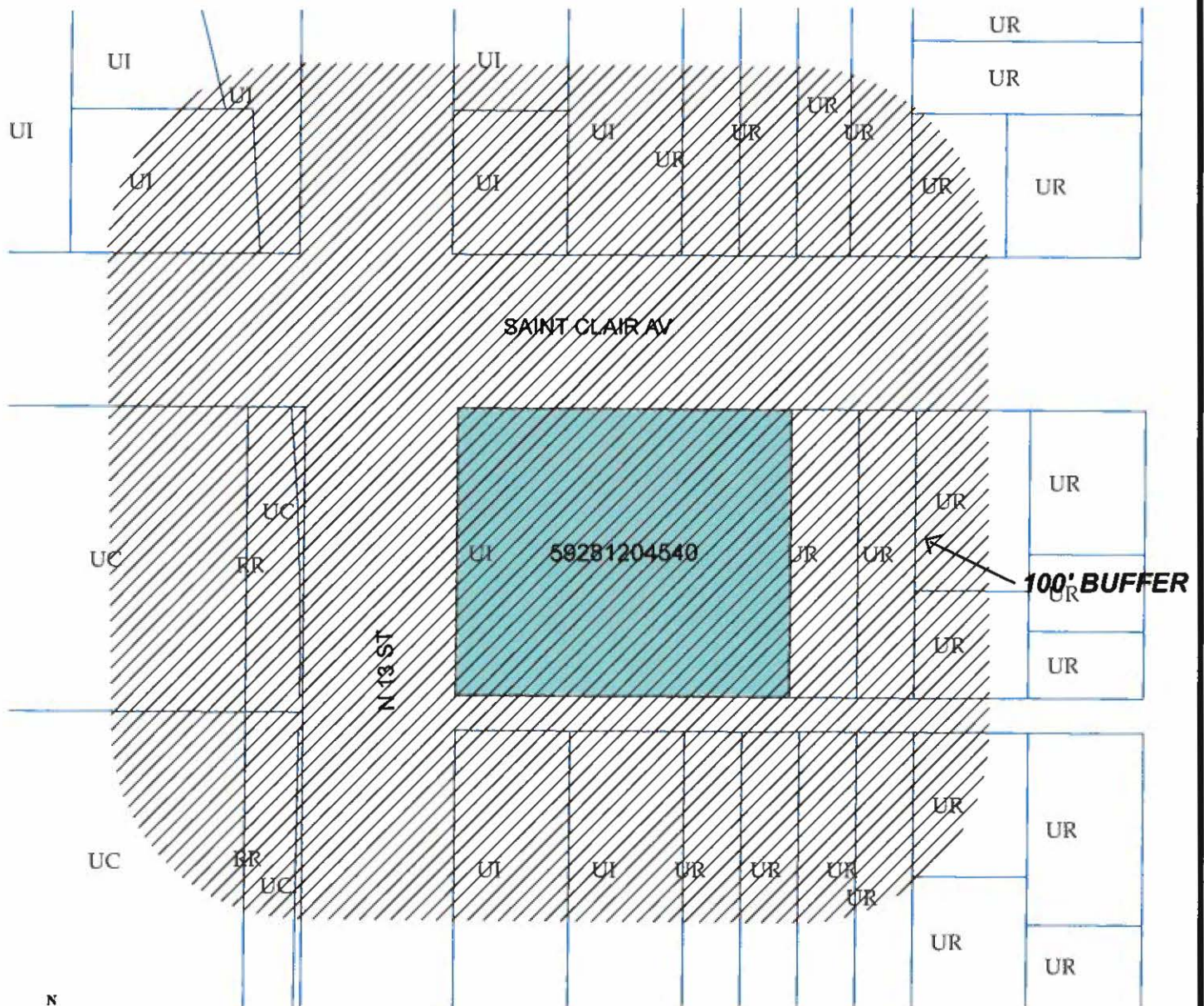
Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM EMPLOYMENT to COMMUNITY MIXED-USE

SECTION 22, T. 15 N, R. 23 E

ORIGINAL PLAT PRT OF BLK 80 LOT 1 CSM REC IN VOL 21 P 4 AS DOC #1741485 ROD



1741485

SHEBOYGAN COUNTY, WI
RECORDED ON

08/05/2004 02:44PM

DARLENE J. NAU 18
REGISTER OF DEEDS

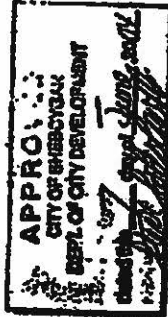
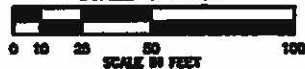
RECORDED FEE: 13.00
TRANSFER FEE:

STAMP ID 11
TRANS # 47663

OF PAGES: 2

NOTICE IS REFERENCED TO THE NORTH LINE OF BLOCK 80 ORIGINAL PLAT, CITY OF SHEBOYGAN, HAVING AN ASSIGNED SURVEY OF 8 00'14" E

SCALE: 1" = 50'



THE WEST 55' OF LOT 4 AND LOTS 5 & 6, BLOCK 80, ORIGINAL PLAT

CITY OF SHEBOYGAN
CIVIC RENOVATION CENTER OF SHEBOYGAN
ADDRESS: 1325 ST. CLAIR AVENUE & 1125 NORTH 13TH STREET
SHEBOYGAN, WI 53081
TAX PARCEL NOS. 204620 & 204640

TOTAL AREA
28,879 sq. ft.
0.612 acres

LEGEND

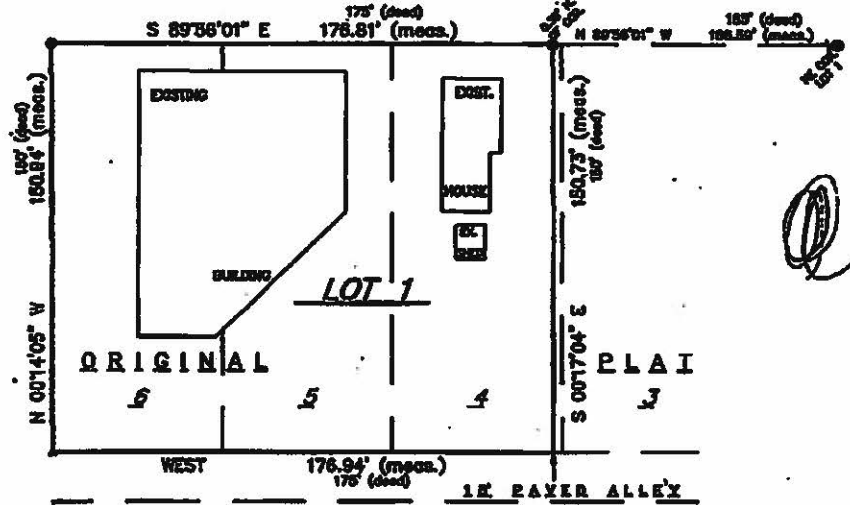
- = 1" x 24" LP. SET (1.88 LBS./LIN. FT.)
- = 3/4" LP. FOUND
- = CHISELED ARROW FOUND
- ▲ = P-K NAIL SET

ROAD BY DEER

SE CLAIR AVE

ROAD BY DEER

NORTH 13th ST



ORIGINAL PLAT

1/2" PAYER ALLEY

THIS INSTRUMENT DRAFTED BY DAVID C. HINZE, JR. OF HINZE & ASSOCIATES, INC.

JOB NO. F-0727

SHEET 1 OF 2
BOOK NO. 158, PAGE NOS. 158-159

40E 1/4 22-15-23

II

33

R. O. No. 94 - 20 - 21. By CITY CLERK. November 2, 2020.

Submitting an application Elmendorf Properties, LLC for a change in the zoning classification of property located at 1125 N. 13th Street from Class UI Urban Industrial to Class UC Urban Commercial Classification.

CityPlan

City Clerk

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: \$200.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP
(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Elmendorf Properties, LLC PHONE NO: 920-917-7104
ADDRESS: 215 Forest Road, Kohler, WI 53044 E-MAIL: JOHNOT@PROGBEG.COM
OWNER OF SITE: The Salvation Army PHONE NO.: 920-458-3723

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 1125 N 13th Street, Sheboygan, WI
LEGAL DESCRIPTION: ORIGINAL PLAT PRT OF BLK 80 LOT 1 CSM REC IN VOL 21 P 4 AS DOC #1741485 ROD
PARCEL NO. 59281204540 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: URBAN INDUSTRIAL
PROPOSED ZONING DISTRICT CLASSIFICATION: URBAN COMMERCIAL
BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: Currently Vacant but previously used as a children's daycare and an outpatient OT, PT, ST Clinic Prior


BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: Outpatient OT, PT and ST Clinic

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

The development of this outpatient therapy program will increase the number of professional employers/employees in the area and allow us to redevelop a 30 year old facility into a property that can be professional and represent Sheboygan for an additional 30 years. The revitalization of this property will increase our ability to recruit additional professionals from outside the Sheboygan area and bring them to Sheboygan. The move is in-line with new community resources and increasing awareness of Professional Services closer to the Downtown Sheboygan area.

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.


APPLICANT'S SIGNATURE
GARY L. GARSMAN, REPRESENTING
JOHN ELMENDORF
PRINT ABOVE NAME

10/12/2020

DATE

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 200 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? Increasing the professional services in the areas of this facility will go a long way in helping to protect public safety, comfort, convenience, and general welfare. As a certified rehabilitation agency Progressive Beginnings participates in city and county wide emergency preparedness and will be an active partner in the community.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- Explain: The property for the last 30 years has been utilized more in a fashion representing Urban Commercial vs Urban Industrial. This change in zoning would bring the property into alignment with its intended utilization as a service facility. The proximity to a main road (Erie Ave and 14th St) are in alignment with a service facility location. The changing of the neighborhood with the addition of a school, playground and nearby park also adjoin with this rezoning need.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? The proposed amendment would bring the zoning regulation in line with the way the property has been utilized for the last 30 years. Built in an original industrial area with RCS, this professional building was utilized for the delivery of professional services including Occupational, Physical and Speech Therapy Services. These are the same services we are looking to bring back to this same location.

Authorization for Rezoning Application

The Salvation Army (seller), authorize

Elmendorf Properties, LLC (buyer) to submit a rezoning application for my property located on

1123 N 13th St, Sheboygan, WI 53081

(address of property buyer will operate from)

Franklin 10/7/20

Name for The Salvation Army Date

ELMENDORF PROPERTIES, LLC

10/12/2020

Elmendorf Properties, LLC pending purchase and updating of current structure

Explanation / Justification for the Proposed Rezoning and Potential New Use of Property

Address:

**1125 N 13th Street
Sheboygan, WI 53081**

Prior Use of Facility:

- **Outpatient Occupational, Physical and Speech Therapy Clinic through RCS and Rehab Resources**
- **Outpatient Services were provided as part of the Birth to Three Program as well as additional Pediatric Outpatient Therapy Programming.**
- **Daycare and Early Childhood Care through RCS**
- **Daycare and Childcare through Salvation Army**

Proposed New Use of Property:

- **Remodel/Update of current floor plan for potential lease to an Outpatient Occupational, Physical and Speech Therapy Clinic**

We are looking to purchase the above listed property with the intent of updating and remodeling for continued use as a facility for pediatric services. The above listed facility was utilized for outpatient therapy services between 1989 and 2009/2010/ At that time the current therapy provider moved out of the location and RCS sold the location to the Salvation Army. The property was then slightly converted into a daycare by removing some of the interior walls and changing staff offices into larger daycare areas.

We are not looking to create a new use of the property but rather to return it to a property where Pediatric Therapy services may be provided. We are planning to clean up the location and the surrounding green space to allow the facility to be a better part of the changing community.

We have been made aware through our relationship with Quasius Construction that the property must be rezoned from Urban Industrial to Urban Commercial. We are hopeful that the city will assist us in growing our business by granting the rezoning request. In these exceedingly difficult times of COVID-19 and multiple business closures and shutdowns we are hoping to push forward to create new opportunities for Sheboygan and Sheboygan County.

The rezoning and future remodeling of this property would allow a company such as Progressive Beginnings the opportunity to continue and grow in Sheboygan. Progressive Beginnings founded in 1999 by John and Nichole Elmendorf started with 2 employees and has

grown to 10 employees in the Sheboygan location as well as the creation of 2 satellite locations in Delavan and Merrill, WI.

The next step is growth within Sheboygan. We were unable to realize our dreams of building a location in the Industrial park some 10 years ago but feel this location would offer us the opportunity to grow our practice within Sheboygan in 2020 and beyond. The first step is the granting and approval of the rezoning request to allow Elmendorf Properties the ability to purchase the location.

This purchase will help the city and its continued development in many ways. First, it brings a property onto the Tax Ledger after being Tax Exempt for 30 years. Second, it will allow for the property to be cleaned up and streamlined so that it does not become an eye sore with overgrowth and crumbling asphalt. Lastly, it assists a business that was founded in Sheboygan to continue and grow within Sheboygan.

We look forward to working with you all to have this project approved and completed within Sheboygan.

Respectfully,

John Elmendorf
Elmendorf Properties, LLC
Progressive Beginnings, LLC
(920)917-7104

Elmendorf Properties, LLC
215 Forest Road
Kohler, WI 53044

Progressive Beginnings, LLC
2131 S Business Drive
Sheboygan, WI 53081

HOME

ABOUT

MULTI-PATIENT SERVICES

ASSISTED LIVING/INDEPENDENT LIVING

CONTACT

OUR PRACTICE



Our Practice

Our team at Progressive Beginnings is an energetic, dedicated, and passionate team comprised of people who are ready to support you and/or your child along the therapeutic journey. Our team is comprised of Occupational and Physical Therapists.

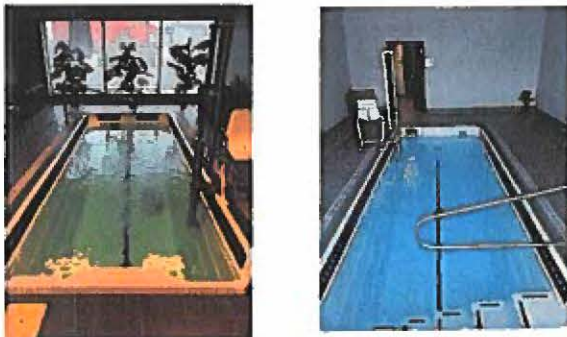
In Sheboygan, we specialize in treating patients with chronic pain and pediatric patients. We offer the only warm water aquatic therapy pool in Sheboygan County. We will start with the approach of understanding the unique situation and goals of each adult or child and will work with you to achieve optimal well-being. We have the knowledge, skill, service, equipment, and unique modalities to offer you a one of a kind therapeutic experience in Sheboygan County.

In Delavan and Merrill, we provide in house therapy for patients living in an Assisted Living and/or onsite therapy in community based living. Our therapists' goals are to improve pain, increase range of motion and strength, improve balance and mobility, as well as restore a resident's ability to complete activities of daily living.

Our Gym- Sheboygan



Our Pool- Sheboygan



Latest Clinic News:

We're hiring! We are searching for a PT and an OT to join our team! Contact us for details!
 Feb 5, 2020

Join our young although experienced and knowledgeable team that offers unlimited opportunity for growth. We could be your perfect fit!

Are you an independent worker that can make decisions and adjust to the many changes that happen in the health care market place? Do you want to dabble in private practice with the support of a group of experienced therapists?

With Progressive Beginnings, LLC you will set your own schedule giving you the flexibility you would like. You will manage your schedule and your day. Your earning potential is based upon your work ethic and drive! Be a part of our great team of growing therapy professionals!

Please contact: Jessica Oakland, PT, DPT at jessica@progressbeg.com to inquire about details!

Exercise in water can help reduce chronic pain.
 Dec 13, 2019

Exercise in water utilizes several principles and has a number of benefits that will speed recovery, boost your muscle performance, and help to reduce pain. By using equipment such as water paddles or noodles, the therapist can create gentle currents aimed at specific areas of the body, helping to improve problem areas.

Autism in children.
 May 7, 2019

Autism is a spectrum of related disorders having a shared core of signs and symptoms. All kids on the spectrum have difficulties with (1) communicating non-verbally and verbally, (2) relating to the world around and to others, (3) behaving and thinking flexibly. Looking for resources? We can help support your family.





QUALITY

ABILITY

OUTPATIENT SERVICES

HEALTHY/INDEPENDENT LIVING

WE

OUR SERVICES



Services We Offer:

Offering a wide range of patient services:

- Occupational Therapy
- Physical Therapy
- Speech Therapy (coming soon)
- Aquatic Therapy
- Wheelchair Assessments
- **Habilitation** To help a person learn, keep, or improve skills and functional abilities that they may not be developing normally. This could be referring to children or young adults with varying levels of developmental disabilities. We are here to help!
- **Rehabilitation** To restore, improve, or maintain physical strength, cognition, and mobility with maximized results. Rehabilitation helps people gain greater independence after illness, injury or surgery.

New Patient?

Download
 our intake
 forms



ADULT

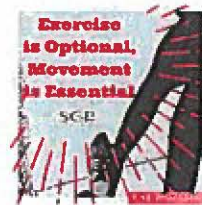


PEDIATRIC

Useful Links:

General Information

- Waisman Center
- Chronic Pain, Explained
- Sheboygan Early Learning Center
- Get PT 1st



Progressive Beginnings, LLC
 2131 S Business Drive
 Sheboygan, WI 53081



**We are searching for a PT, OT and SLP
 for our new Merrill location!
 PRN SLP needed for Delavan!
 Contact us for details!**



Make an Appointment

Assisted/ Independent Living

Partnering with Progressive Beginnings gives your ALF:

- Onsite physical, occupational and speech therapy
- Residents that stay healthy and independent longer
- The best care to allow greater independence
- Better Length of Stay and a boost to your bottom line
- Collaboration between resident, staff and therapist
- Cyclical care to your patients to be able to improve pain, range of motion and strength, improve balance and mobility
- Control over the people within your facility



AS PARTNERS, WE ARE STRONGER TOGETHER

Physical therapy with Progressive Beginnings isn't only for injuries, but can be an intervention that improves strength and mobility for an overall improved quality of life

Progressive Beginnings' *Occupational Therapy* promotes increasing ADLs/IADLs and advanced participation within the community. Recommendations can also be made to have home adaptations and modifications to maximize independence and safety



It's easy to get started. Call John at 920-917-7104 or drop and email to johnot@progbeg.com. He will answer all your questions and together we will determine the best way to move forward

NEED MORE INFORMATION?

COLLABORATIONS



A 70-bed assisted living facility Delavan, WI



WESTSHIRE
AT THE LAKES

Independent Living with 123 ranches & 82 apartments Delavan, WI



17 Acres with over 68,000 square feet of living spaces in Merrill, WI

Progressive Beginnings, LLC
 2131 S Business Drive
 Sheboygan WI 53081



We are searching for a PT, OT and SLP for our new Merrill location! PRN SLP needed for Delavan! Contact us for details!



Make an Appointment





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 94-20-21 G.O. 22-20-21 by Alderperson Phillips amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located at 1125 N. 13th Street from Class Employment to Class Community Mixed Use Classification.

R. O. 94-20-21 and G.O. 23-20-21 by Alderperson Phillips amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1125 N. 13th Street from Class Urban Industrial (UI) to Class Urban Commercial (UC) Classification.

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: November 6, 2020

MEETING DATE: November 10, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Elmendorf Properties, LLC is proposing to:

- Amend the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan for the former Salvation Army Daycare Center property located at 1125 N. 13th Street from Employment to Community Mixed Use.
- Rezone the former Salvation Army Daycare Center property located at 1125 N. 13th Street from Urban Industrial (UI) to Urban Commercial (UC).
- Elmendorf Properties, LLC would like to purchase this property in order to potentially lease the site for a clinic. The present Urban Industrial (UI) zone does not permit or conditionally permit a professional service such as a clinic. Thus, Elmendorf Properties, LLC is proposing to rezone the property so they can lease the property/facility to a client interested in potentially operating an occupational and physical therapy clinic at 1125 N. 13th Street.

The applicant states the following:

- Several years ago (1989-2010), the site had been used by the Rehabilitation Center of Sheboygan (RCS) as an outpatient occupational, physical and speech therapy clinic. Outpatient services were provided as part of the Birth to Three Program as well as additional Pediatric Outpatient Therapy Programming.
- Around 2010, RCS moved their facilities elsewhere and sold this property to Salvation Army who operated a daycare center. Salvation Army no longer operates the daycare center from this facility and is now selling the property.
- Elmendorf Properties, LLC is hoping to purchase the property in order to remodel and update the current floor plan for pediatric services such as an outpatient occupational, physical and speech therapy clinic.
- The rezoning and future remodeling of this property would allow a company such as Progressive Beginnings the opportunity to continue to grow in Sheboygan. Progressive Beginnings, founded in 1999 by John and Nichole Elmendorf, started with two (2) employees and has grown to 10 employees in the Sheboygan location. In addition, Progressive Beginning has satellite locations in Delavan and Merrill, WI.
- The next step is growth and we believe this location offers us the opportunity to grow Progressive Beginnings within Sheboygan. The first step is the approval of the rezoning request which permits Elmendorf Properties to purchase the location.
- This purchase will help the city and its continued development in many ways:
 - First, it brings a property onto the tax ledger after being tax exempt for 30 years.
 - Second, it will allow for the property to be cleaned up so that it does not become an eye sore with overgrowth and crumbling asphalt.
 - Lastly, it assists a business that was founded in Sheboygan to continue to grow within Sheboygan.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- Properties to the north and south are zoned Urban Industrial (UI) and Neighborhood Residential (NR-6).
- Properties to the west are zoned Urban Commercial (UC).
- The properties to the east are zoned Neighborhood Residential (NR-6).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UI to UC, an applicant could submit an application to use the property for any use that is permitted and/or conditionally permitted in the UC zone.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to Progressive Beginning receiving permits to occupy/operate from the site.

In addition to the proposed rezoning, the applicant is proposing to amend the Future Land Use Map of the City of Sheboygan Comprehensive Plan from Employment to Community Mixed Use. The property's comprehensive plan designation needs to be consistent with the property's zoning designation. The Community Mixed Use comprehensive plan designation is consistent with the Urban Commercial (UC) zoning designation.

The proposal does appear to meet several goals and objectives of the Sheboygan Comprehensive Plan:

- Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.
- Actively promote infill development and redevelopment of aging or previously passed-over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
- Encourage redevelopment and infill development over greenfield development wherever feasible, while planning for long-term growth of office, industrial, commercial, and residential uses in the City.
- Accommodate a mix of uses within a finite amount of land, including housing, quality commercial development, and employment-generating professional offices and light industrial development.
- Focus neighborhood-oriented business uses in areas that will conveniently serve residential areas, enhance Sheboygan's traditional character, and provide viable reuse opportunities for older commercial structures nestled in neighborhoods.
- Support mixed-use development projects that integrate residential and non-residential uses into high-quality, unified places. Mixed-use areas provide nodes of concentrated activity and integrate people with jobs, services, and shopping in a pedestrian-friendly environment.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed amendment to the City of Sheboygan Comprehensive Plan Future Land Use Maps from Employment to Community Mixed Use for this property.

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Urban Commercial (UC) for this property.

ATTACHMENTS:

Conditional Use and required attachments



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 94-20-21 G.O. 22-20-21 by Alderperson Phillips amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located at 1125 N. 13th Street from Class Employment to Class Community Mixed Use Classification.

R. O. 94-20-21 and G.O. 23-20-21 by Alderperson Phillips amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1125 N. 13th Street from Class Urban Industrial (UI) to Class Urban Commercial (UC) Classification.

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: November 6, 2020

MEETING DATE: November 10, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Elmendorf Properties, LLC is proposing to:

- Amend the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan for the former Salvation Army Daycare Center property located at 1125 N. 13th Street from Employment to Community Mixed Use.
- Rezone the former Salvation Army Daycare Center property located at 1125 N. 13th Street from Urban Industrial (UI) to Urban Commercial (UC).
- Elmendorf Properties, LLC would like to purchase this property in order to potentially lease the site for a clinic. The present Urban Industrial (UI) zone does not permit or conditionally permit a professional service such as a clinic. Thus, Elmendorf Properties, LLC is proposing to rezone the property so they can lease the property/facility to a client interested in potentially operating an occupational and physical therapy clinic at 1125 N. 13th Street.

The applicant states the following:

- Several years ago (1989-2010), the site had been used by the Rehabilitation Center of Sheboygan (RCS) as an outpatient occupational, physical and speech therapy clinic. Outpatient services were provided as part of the Birth to Three Program as well as additional Pediatric Outpatient Therapy Programming.
- Around 2010, RCS moved their facilities elsewhere and sold this property to Salvation Army who operated a daycare center. Salvation Army no longer operates the daycare center from this facility and is now selling the property.
- Elmendorf Properties, LLC is hoping to purchase the property in order to remodel and update the current floor plan for pediatric services such as an outpatient occupational, physical and speech therapy clinic.
- The rezoning and future remodeling of this property would allow a company such as Progressive Beginnings the opportunity to continue to grow in Sheboygan. Progressive Beginnings, founded in 1999 by John and Nichole Elmendorf, started with two (2) employees and has grown to 10 employees in the Sheboygan location. In addition, Progressive Beginning has satellite locations in Delavan and Merrill, WI.
- The next step is growth and we believe this location offers us the opportunity to grow Progressive Beginnings within Sheboygan. The first step is the approval of the rezoning request which permits Elmendorf Properties to purchase the location.
- This purchase will help the city and its continued development in many ways:
 - First, it brings a property onto the tax ledger after being tax exempt for 30 years.
 - Second, it will allow for the property to be cleaned up so that it does not become an eye sore with overgrowth and crumbling asphalt.
 - Lastly, it assists a business that was founded in Sheboygan to continue to grow within Sheboygan.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- Properties to the north and south are zoned Urban Industrial (UI) and Neighborhood Residential (NR-6).
- Properties to the west are zoned Urban Commercial (UC).
- The properties to the east are zoned Neighborhood Residential (NR-6).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UI to UC, an applicant could submit an application to use the property for any use that is permitted and/or conditionally permitted in the UC zone.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to Progressive Beginning receiving permits to occupy/operate from the site.

In addition to the proposed rezoning, the applicant is proposing to amend the Future Land Use Map of the City of Sheboygan Comprehensive Plan from Employment to Community Mixed Use. The property's comprehensive plan designation needs to be consistent with the property's zoning designation. The Community Mixed Use comprehensive plan designation is consistent with the Urban Commercial (UC) zoning designation.

The proposal does appear to meet several goals and objectives of the Sheboygan Comprehensive Plan:

- Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.
- Actively promote infill development and redevelopment of aging or previously passed-over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
- Encourage redevelopment and infill development over greenfield development wherever feasible, while planning for long-term growth of office, industrial, commercial, and residential uses in the City.
- Accommodate a mix of uses within a finite amount of land, including housing, quality commercial development, and employment-generating professional offices and light industrial development.
- Focus neighborhood-oriented business uses in areas that will conveniently serve residential areas, enhance Sheboygan's traditional character, and provide viable reuse opportunities for older commercial structures nestled in neighborhoods.
- Support mixed-use development projects that integrate residential and non-residential uses into high-quality, unified places. Mixed-use areas provide nodes of concentrated activity and integrate people with jobs, services, and shopping in a pedestrian-friendly environment.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed amendment to the City of Sheboygan Comprehensive Plan Future Land Use Maps from Employment to Community Mixed Use for this property.

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Urban Commercial (UC) for this property.

ATTACHMENTS:

Conditional Use and required attachments

X

6.2

Gen. Ord. No. 23- 20 - 21. By Alderperson Phillips. November 2, 2020.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1125 N. 13th Street from Class Urban Industrial (UI) to Class Urban Commercial (UC) Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Urban Industrial (UI) to Class Urban Commercial (UC) Classification:

Property located at 1125 N. 13th Street:

ORIGINAL PLAT PRT OF BLK 80 LOT 1 CSM REC IN VOL 21 P 4 AS DOC #1741485 ROD

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

Copy Plus

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

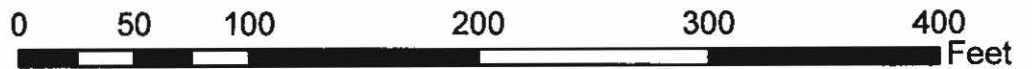
Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED ZONING CHANGE FROM URBAN INDUSTRIAL (UI) to URBAN COMMERCIAL (UC)

SECTION 22, T. 15 N, R. 23 E

ORIGINAL PLAT PRT OF BLK 80 LOT 1 CSM REC IN VOL 21 P 4 AS DOC #1741485 ROD



1741485

SHEBOYGAN COUNTY, WI
RECORDED ON

08/08/2004 02:40PM

DARLENE J. NAVIS
REGISTERED OF DEEDS

RECORDING FEE: 13.00

TRANSFER FEE:

STAFF ID 11

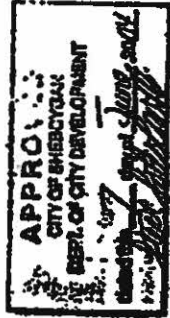
TRANS # 47663

OF PAGES: 2



NOTED TO THE NORTH LINE OF BLOCK 80 ORIGINAL PLAT CITY OF SHEBOYGAN, MAING AN ASSIGED BEARING OF 3 00' 14' 05" W

SCALE: 1" = 50'



THE WEST 55' OF LOT 4 AND LOTS 5 & 6, BLOCK 80, ORIGINAL PLAT

CITY OF SHEBOYGAN
OWNER: REHABILITATION CENTER OF SHEBOYGAN
ADDRESS: 1300 E. GLAIR AVENUE & 1125 NORTH 13TH STREET
SHEBOYGAN, WI 53080
TAX PARCEL NOS. 204220 & 204540

TOTAL AREA
28,879 sq. ft.
0.612 acres

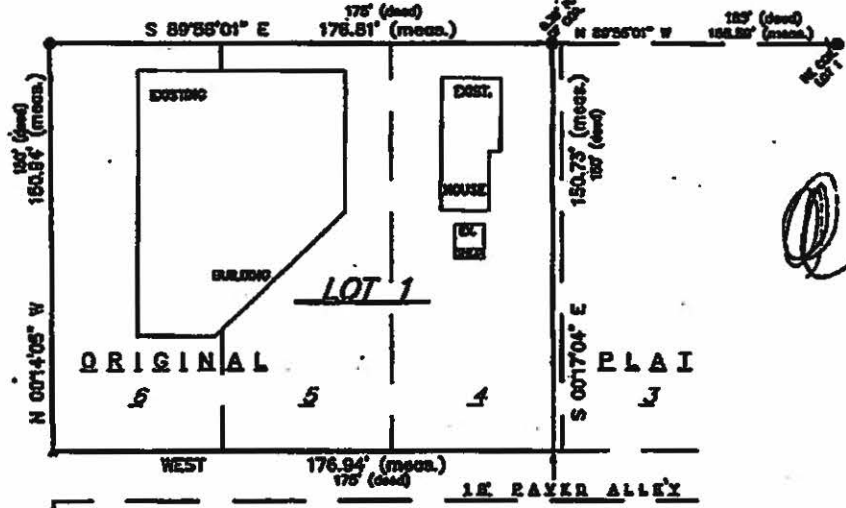
LEGEND

- = 1" x 24" LP. SET (1.88 LBS./LIN. FT.)
- = 3/4" LP. FOUND
- = CHISELED ARROW FOUND
- ▲ = P-K NAIL SET

CERTIFIED SURVEY MAP
OF

VOL 21 PGE 4

NORTH 13TH STREET



SHEET 1 OF 2
BOOK NO. 158, PAGE NOS. 158-159

JOB NO. F-0727

THIS INSTRUMENT DRAFTED BY DAVID C. HINZE, JR. OF HINZE & ASSOCIATES, INC.

ADD 1/4 22-15-23

II

33

R. O. No. 94 - 20 - 21. By CITY CLERK. November 2, 2020.

Submitting an application Elmendorf Properties, LLC for a change in the zoning classification of property located at 1125 N. 13th Street from Class UI Urban Industrial to Class UC Urban Commercial Classification.

CityPlan

City Clerk

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Elmendorf Properties, LLC PHONE NO: 920-917-7104
ADDRESS: 215 Forest Road, Kohler, WI 53044 E-MAIL: JOHNOT@PROGBEG.COM
OWNER OF SITE: The Salvation Army PHONE NO.: 920-458-3723

2. DESCRIPTION OF THE SUBJECT SITE


ADDRESS OF PROPERTY AFFECTED: 1125 N 13th Street, Sheboygan, WI
LEGAL DESCRIPTION: ORIGINAL PLAT PRT OF BLK 80 LOT 1 CSM REC IN VOL 21 P 4 AS DOC #1741485 ROD
PARCEL NO. 59281204540 MAP NO. _____
EXISTING ZONING DISTRICT CLASSIFICATION: URBAN INDUSTRIAL
PROPOSED ZONING DISTRICT CLASSIFICATION: URBAN COMMERCIAL
BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: Currently Vacant but previously used as a children's daycare and an outpatient OT, PT, ST Clinic Prior
BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: Outpatient OT, PT and ST Clinic

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

The development of this outpatient therapy program will increase the number of professional employers/employees in the area and allow us to redevelop a 30 year old facility into a property that can be professional and represent Sheboygan for an additional 30 years. The revitalization of this property will increase our ability to recruit additional professionals from outside the Sheboygan area and bring them to Sheboygan. The move is in-line with new community resources and increasing awareness of Professional Services closer to the Downtown Sheboygan area.

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.


APPLICANT'S SIGNATURE
CARY L. CARSMAN, REPRESENTING
JOHN ELMENDORF
PRINT ABOVE NAME

10/12/2020

DATE

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 200 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? Increasing the professional services in the areas of this facility will go a long way in helping to protect public safety, comfort, convenience, and general welfare. As a certified rehabilitation agency Progressive Beginnings participates in city and county wide emergency preparedness and will be an active partner in the community.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- Explain: The property for the last 30 years has been utilized more in a fashion representing Urban Commercial vs Urban Industrial. This change in zoning would bring the property into alignment with its intended utilization as a service facility. The proximity to a main road (Erle Ave and 14th St) are in alignment with a service facility location. The changing of the neighborhood with the addition of a school, playground and nearby park also adjoin with this rezoning need.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? The proposed amendment would bring the zoning regulation in line with the way the property has been utilized for the last 30 years. Built in an original industrial area with RCS, this professional building was utilized for the delivery of professional services including Occupational, Physical and Speech Therapy Services. These are the same services we are looking to bring back to this same location.

Authorization for Rezoning Application

I, The Salvation Army (seller), authorize

Elmendorf Properties, LLC (buyer) to submit a rezoning application for my property located on

1125 N 13th St, Sheboygan, WI 53081

(address of property buyer will operate from)

Joan G. H. H. H. 10/7/20
Name for The Salvation Army Date

ELMENDORF PROPERTIES, LLC

10/12/2020

Elmendorf Properties, LLC pending purchase and updating of current structure

Explanation / Justification for the Proposed Rezoning and Potential New Use of Property

Address:

**1125 N 13th Street
Sheboygan, WI 53081**

Prior Use of Facility:

- **Outpatient Occupational, Physical and Speech Therapy Clinic through RCS and Rehab Resources**
- **Outpatient Services were provided as part of the Birth to Three Program as well as additional Pediatric Outpatient Therapy Programming.**
- **Daycare and Early Childhood Care through RCS**
- **Daycare and Childcare through Salvation Army**

Proposed New Use of Property:

- **Remodel/Update of current floor plan for potential lease to an Outpatient Occupational, Physical and Speech Therapy Clinic**

We are looking to purchase the above listed property with the intent of updating and remodeling for continued use as a facility for pediatric services. The above listed facility was utilized for outpatient therapy services between 1989 and 2009/2010/ At that time the current therapy provider moved out of the location and RCS sold the location to the Salvation Army. The property was then slightly converted into a daycare by removing some of the interior walls and changing staff offices into larger daycare areas.

We are not looking to create a new use of the property but rather to return it to a property where Pediatric Therapy services may be provided. We are planning to clean up the location and the surrounding green space to allow the facility to be a better part of the changing community.

We have been made aware through our relationship with Quasius Construction that the property must be rezoned from Urban Industrial to Urban Commercial. We are hopeful that the city will assist us in growing our business by granting the rezoning request. In these exceedingly difficult times of COVID-19 and multiple business closures and shutdowns we are hoping to push forward to create new opportunities for Sheboygan and Sheboygan County.

The rezoning and future remodeling of this property would allow a company such as Progressive Beginnings the opportunity to continue and grow in Sheboygan. Progressive Beginnings founded in 1999 by John and Nichole Elmendorf started with 2 employees and has

grown to 10 employees in the Sheboygan location as well as the creation of 2 satellite locations in Delavan and Merrill, WI.

The next step is growth within Sheboygan. We were unable to realize our dreams of building a location in the Industrial park some 10 years ago but feel this location would offer us the opportunity to grow our practice within Sheboygan in 2020 and beyond. The first step is the granting and approval of the rezoning request to allow Elmendorf Properties the ability to purchase the location.

This purchase will help the city and its continued development in many ways. First, it brings a property onto the Tax Ledger after being Tax Exempt for 30 years. Second, it will allow for the property to be cleaned up and streamlined so that it does not become an eye sore with overgrowth and crumbling asphalt. Lastly, it assists a business that was founded in Sheboygan to continue and grow within Sheboygan.

We look forward to working with you all to have this project approved and completed within Sheboygan.

Respectfully,

John Elmendorf
Elmendorf Properties, LLC
Progressive Beginnings, LLC
(920)917-7104

Elmendorf Properties, LLC
215 Forest Road
Kohler, WI 53044

Progressive Beginnings, LLC
2131 S Business Drive
Sheboygan, WI 53081



HOME

ABOUT

OUR PRACTICES

ASSISTED LIVING COMMUNITIES

TEAM

OUR PRACTICE



Our Practice

Our team at Progressive Beginnings is an energetic, dedicated, and passionate team comprised of people who are ready to support you and/or your child along the therapeutic journey. Our team is comprised of Occupational and Physical Therapists.

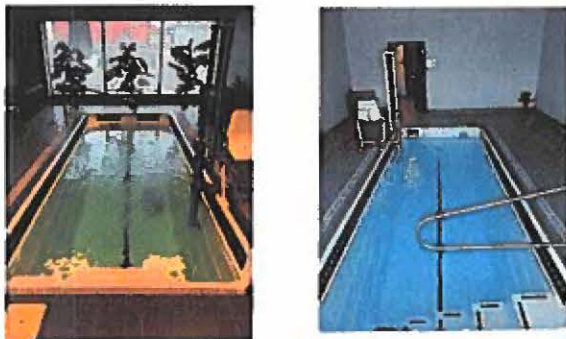
In Sheboygan, we specialize in treating patients with chronic pain and pediatric patients. We offer the only warm water aquatic therapy pool in Sheboygan County. We will start with the approach of understanding the unique situation and goals of each adult or child and will work with you to achieve optimal well-being. We have the knowledge, skill, service, equipment, and unique modalities to offer you a one-of-a-kind therapeutic experience in Sheboygan County.

In Delavan and Merrill, we provide in-house therapy for patients living in an Assisted Living and/or onsite therapy in community-based living. Our therapists' goals are to improve pain, increase range of motion and strength, improve balance and mobility, as well as restore a resident's ability to complete activities of daily living.

Our Gym- Sheboygan



Our Pool- Sheboygan



Latest Clinic News:

We're hiring! We are searching for a PT and an OT to join our team! Contact us for details!
 Feb 5, 2020

Join our young although experienced and knowledgeable team that offers unlimited opportunity for growth, we could be your perfect fit!

Are you an independent worker that can make decisions and adjust to the many changes that happen in the health care market place? Do you want to dabble in private practice with the support of a group of experienced therapists?

With Progressive Beginnings, LLC you will set your own schedule giving you the flexibility you would like. You will manage your schedule and your day. Your earning potential is based upon your work ethic and drive! Be a part of our great team of growing therapy professionals!

Please contact: Jessica Oakland, PT, DPT at jessica@progressivebeginnings.com to inquire about details!

Exercise in water can help reduce chronic pain.
 Dec 13, 2019

Exercise in water utilizes several principles and has a number of benefits that will speed recovery, boost your muscle performance, and help to reduce pain. By using equipment such as water paddles or noodles, the therapist can create gentle currents aimed at specific areas of the body, helping to improve problem areas.

Autism in children.
 May 7, 2019

Autism is a spectrum of related disorders having a shared core of signs and symptoms. All kids on the spectrum have difficulties with (1) communicating non-verbally and verbally, (2) relating to the world around and to others, (3) behaving and thinking flexibly. Looking for resources? We can help support your family.



Home

Services

Insurance & Billing

Research & Statistics

Blog

OUR SERVICES



Services We Offer:

Offering a wide range of patient services:

- Occupational Therapy
- Physical Therapy
- Speech Therapy (coming soon)
- Aquatic Therapy
- Wheelchair Assessments
- **Habilitation** To help a person learn, keep, or improve skills and functional abilities that they may not be developing normally. This could be referring to children or young adults with varying levels of developmental disabilities. We are here to help!
- **Rehabilitation** To restore, improve, or maintain physical strength, cognition, and mobility with maximized results. Rehabilitation helps people gain greater independence after illness, injury or surgery.

New Patient?

Download our intake forms

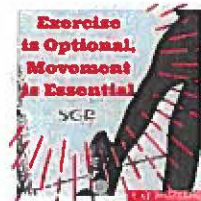
- (+) ADULT
- (+) PEDIATRIC



Useful Links:

General Information

- Waisman Center
- Sheboygan Early Learning Center
- Chronic Pain, Explained
- Get PT 1st



Progressive Beginnings, LLC
 2131 S Business Drive
 Sheboygan, WI 53081



We are searching for a PT, OT and SLP for our new Merrill location! PRN SLP needed for Delavan! Contact us for details!



Make an Appointment

Assisted/ Independent Living

Partnering with Progressive Beginnings gives your ALF:

- Onsite physical, occupational and speech therapy
- Residents that stay healthy and independent longer
- The best care to allow greater independence
- Better Length of Stay and a boost to your bottom line
- Collaboration between resident, staff and therapist
- Cyclical care to your patients to be able to improve pain, range of motion and strength, improve balance and mobility.
- Control over the people within your facility



AS PARTNERS, WE ARE STRONGER TOGETHER

Physical therapy with Progressive Beginnings isn't only for injuries, but can be an intervention that improves strength and mobility for an overall improved quality of life

Progressive Beginnings' *Occupational Therapy* promotes increasing ADLs/IADLs and advanced participation within the community. Recommendations can also be made to have home adaptations and modifications to maximize independence and safety



It's easy to get started. Call John at 920-917-7104 or drop and email to johnot@progbeg.com. He will answer all your questions and together we will determine the best way to move forward

NEED MORE INFORMATION?

COLLABORATIONS



A 70-bed assisted living facility
 Delavan, WI



WESTSHIRE
 AT THE LAKES

Independent Living with 123 ranches & 82 apartments
 Delavan, WI



12 Acres with over 68,000 square feet of living spaces in
 Merrill, WI

Progressive Beginnings, LLC
 2131 S Business Drive
 Sheboygan WI 53081



We are searching for a PT, OT and SLP for our new Merrill location! PRN SLP needed for Delavan! Contact us for details!



Make an Appointment